

## EXHIBIT C

### GUIDELINES FOR LAND USE CATEGORY AMENDMENTS FRAMEWORK FOR PLANNING - PART I OF THE LAND USE ELEMENT

#### Guidelines for Land Use Category Amendments

In determining whether to approve a proposed Land Use Category Amendment, the Planning Commission and Board of Supervisors may consider, but shall not be limited to, the following items where appropriate for the proposed land use category change under consideration:

1. **Existing Planning Policies.** Whether the proposed land use category is consistent with the following:
  - a. Applicable policies in the various elements of the general plan.
  - b. Applicable policies in the Coastal Plan Policies Document of the Local Coastal Program.
  - c. The general goals and objectives in Chapter 1 of Coastal Framework for Planning (Part I of the Land Use Element);
  - d. The purpose and character statements for Land Use Categories in Section B, description of land use categories;
  - e. Uses listed in Coastal Table O, list of allowable uses; and
  - f. The text, standards and maps of the area plans (Part II of the Land Use Element).
  - g. Applicable policies in the California Coastal Act pertaining to the amendment of a Local Coastal Program.
2. **Area Character.** Whether the proposed land use category is compatible with allowed land uses in surrounding land use categories. Whether the potential types of development resulting from a proposed amendment would adversely affect the existing or planned appearance of the countryside, community character and style of development in the surrounding area.
3. **Environmental Impacts.** The proposed amendments should not enable development that would cause potential significant adverse environmental impacts as determined through an environmental determination prepared by the office of the Environmental Coordinator, unless such impacts can be adequately mitigated or a statement of overriding considerations can be adopted in accordance with the California Environmental Quality Act.
4. **Accessibility/Circulation.** Whether the site of the proposed amendment is located with convenient access to a road system in the vicinity that is adequate to accommodate the traffic generated by the type and intensity of development allowed by the amendment.
5. **Soils Classification.** Whether the proposed amendment gives consideration to protecting prime agricultural land as defined in the Coastal Act and prime farmland and farmland of statewide importance as mapped by the Natural Resources Conservation Service (NRCS). Proposals in other soil classifications should be reviewed together with other site features to determine if the proposed amendment could unnecessarily limit, reduce or eliminate potentially viable agricultural uses.
6. **Slope and Other Terrain Characteristics.** Whether site terrain would be predominantly retained in its existing configuration by development enabled by the proposed

amendment. Whether development resulting from the proposed amendment would avoid excessive grading and retain the overall contour of a site such that more intensive development occurs on flatter land and low-density development is accommodated by steeper terrain.

7. **Vegetation.** Whether the proposed amendment enables development that would retain significant vegetation such as oak woodlands or other mature tree forests and native plant communities that provide wildlife habitat or include rare or endangered plant or animal species.
8. **Hazards.** Whether the proposed amendment has been evaluated with respect to potential building limitations due to flood, fire or geologic hazards, so that subsequent development will be feasible in relation to the uses allowed by the proposed amendment.
9. **Existing Parcel Size and Ownership Patterns.** Whether the proposed amendment enables development of a type and scale consistent with surrounding parcel sizes and ownership patterns.
10. **Availability of Public Services and Facilities.** Whether the proposed amendment is located in an area with demonstrated availability of needed public services and facilities and, where applicable, whether it is suitable for on site disposal and has an adequate groundwater supply. To the extent that proposed amendments will create a demand for services, amendments in the urban and village areas should demonstrate that services for water supply, sewerage, streets, public safety, schools and parks are available or funded within their sustainable capacities.
11. **Land Inventory.** Whether the amendment is needed to provide an appropriate balance of land uses for the population of the community or area within the projected capacity for natural resources, services and facilities.
12. **Mineral Resources.** Whether the amendment proposed in an area included within the EX (Energy and Extractive Resource Area) or EX1 (Extractive Resource Area) combining designations on the official maps of the Land Use Element would preclude resource extraction or would result in uses which adversely affect the existing operation or expansion of extraction uses. Proposals within the EX or EX1 Combining Designations which would preclude resource extraction, would allow minimum residential parcel sizes of less than 10 acres or would otherwise be incompatible with resource extraction shall be approved only when the need for the particular use is determined by the Board of Supervisors to outweigh the value of keeping the potential mineral resource available for future extraction. The proposed amendment shall not enable development that would adversely affect the continuing operation or expansion of an extraction use.
13. **Agricultural land.** Whether the amendment would enable conversion of agricultural land at the urban fringe and would allow an expansion of urban development into agricultural lands or encourage sprawl by allowing "leapfrog" development into agricultural areas. Conversion of agricultural land to non-agricultural uses is discouraged unless other locations for development are physically, environmentally or otherwise not feasible in the foreseeable future. Requests for conversion shall be consistent with the Local Coastal Program and Sections 30241, 30241.5 and 30242 of the Coastal Act for conversion of agricultural land.